



**TAYLOR TOWN COUNCIL
SPECIAL MEETING MINUTES**

Thursday January 17, 2019 6:00 pm

Town Hall

425 Papermill Road

Taylor, Arizona

Mayor
David Smith
Vice-Mayor
Carl Cosper
Council Members
Bill Baldwin
Jason Brubaker
Fay Hatch
Shawn Palmer
Kyle Peck

CALL TO ORDER: Mayor Smith called the meeting to order at 6:10 pm

COUNCIL PRESENT: Mayor David Smith, Vice Mayor Carl Cosper, Councilman Kyle Peck, Councilman Fay Hatch, Councilman Bill Baldwin, Councilman Shawn Palmer, Councilman Jason Brubaker

STAFF PRESENT: Manager Gus Lundberg and Clerk Geri Judd

VISITORS: See list

PLEDGE OF ALLEGIANCE: Led by Councilman Brubaker

INVOCATION: Offered by Mayor Smith

Don Shumway addressed the council, he said nobody wants to see the business park succeed more than he does; Dr. Shumway recommended council slow down on the purchase; he expressed concerns that the business park does not fit into the 2015 General Plan, and property values may go down.

CONSENT AGENDA

- A. Approve Council Meeting minutes of December 6, 2018
- B. Approve Work Session minutes of January 3, 2019
- C. Approve December 2018 Check Register

A motion was made by Vice Mayor Cosper to approve the consent agenda as presented; seconded by Councilman Palmer; motion carried unanimously

NEW BUSINESS

1. Consideration of Resolution R2019-01 Approving the Form of the Lease Purchase Agreement With Zions Bancorporation for the Purchase of 147 Acres Vacant Land

Manager Gus Lundberg said at the November meeting, council authorized the purchase agreement of 147 acres for \$750,000 with a cash payment of \$290,000. Gus said the ALTA survey has been ordered and is in the process.

Gus said tonight's meeting was called per terms of the bank; the town has 60 days from the \$290,000 expenditure to be reimbursed through the loan. Gus noted that there was no action in December due to unexpected delays with the bank; loan documents received this afternoon are for a term of 15 years at 3.26 percent and payments of approximately \$64,000 per year. Gus said part of the loan documents is a resolution authorizing the execution of the lease agreement; section four (4) of the resolution permits the town to receive reimbursement of the advance expenditure. Gus said the town attorney has received the documents, but has not had time to go over them; Gus recommended that council approve section four (4) of the resolution to allow for the reimbursement; and meet later on the lease agreement.

Mayor Smith added that the initial goal was to obtain a flood grant from FEMA; in the process, an opportunity came to purchase the property.

A motion was made by Mayor Smith to approve Section 4 only of Resolution R2019-01 Approving the Form of the Lease Purchase Agreement with Zions Bancorporation; seconded by Vice Mayor Cosper; motion carried 6-1 with Councilman Hatch casting the dissenting vote

Councilman Palmer said the flood plain issue is a huge deal; town hall, Freeman Park and several residences are within the flood plain; he said the funds expended to purchase the property are worth fixing the flood issue. Councilman Palmer said the road would be completed to benefit the community; businesses in the area would receive services they are in need of; and oversight of the development would be taken care of by the town manager.

Councilman Brubaker said when the opportunity to purchase the property was presented; council worked to make the best decision for the town; information presented from all sources helped to better understand and feel comfortable with the decision; and it is the right one.

2. Manager update, Councilmember reports and future agenda items:

Gus reported that progress is good on the water storage tank at Rolling Hills; the foundation will be starting in the next few weeks; and the WWTP project is wrapping up.

3. Adjourn: There being no further business Mayor Smith adjourned the meeting 6:39 pm

Certification of Minutes:

I hereby certify that the foregoing minutes are a true and correct copy of the Taylor Town Council work session held on the 17th day of January 2019.

Dated this 17th day of January 2019

Geri Judd-Town Clerk